

## **Town of Clear Lake - Plan Commission Meeting Minutes – May 7, 2014**

Plan Commission President Mike Long called the meeting to order at 7:00 PM. The following members of the Plan Commission were present.

Bonnie Brown  
Emma Brown  
Roger Dammeier  
Chris Folland  
Alan Korte  
Bob Lewis  
Mike Long

Town Attorney Mike Hawk and Zoning Administrator Amy Schweitzer were present for the meeting. It was determined that a quorum was present.

President Long asked the Commission to review the minutes from the February 3, 2014. Ms. Bonnie Brown made a motion to approve the minutes as presented. Mr. Folland seconded the motion. Motion carried with all voting in favor.

In Old Business, President Long stated the Plan Commission Executive Committee had met twice to discuss and draft the proposed amendments for the Unified Development Ordinance for 2014 and that the Plan Commission would be reviewing that in more detail under New Business.

Long requested the Zoning Administrator's Report. Mrs. Schweitzer stated that one Administrative Subdivision for Chad and Hope Korte at 442 Point Park Drive had been approved since the last Plan Commission Meeting.

President Long asked Schweitzer to introduce the preliminary proposed UDO amendments for 2014. Schweitzer introduced the following items which the Plan Commission Executive Committee has been discussing as preliminary proposed amendments to the Unified Development Ordinance:

- Adding Natural Resources Protection Areas as accessory special exception uses and adding a definition for Natural Resources Protection Area.
- Discussed modifying the maximum structure height for accessory structures. On a motion from Ms. Bonnie Brown and a second from Mr. Lewis, the Board decided to table this discussion until 2015.
- Agreed to change the minimum lot width for the Lake Residential (LR) District to fifty (50) feet.
- On a motion from Mr. Korte and a second from Ms. Bonnie Brown, agreed to table the proposed new architectural standards until 2015 and encouraged the staff to discuss them with local builders.
- Mr. Hawk gave the Plan Commission some legal advice on proposed changes dealing with drainage both generally and with regard to driveways.
- Discussed the use of stone and limestone for driveway and parking surfaces. The Plan Commission decided to move towards not allowing any type of stone for new or expanded driveways and parking surfaces, even though the decision was not unanimous. Mr. Lewis commented that stones have caused real damage to the Town's leaf vac in recent years. The Board also discussed the use of new grass pavers.
- Move towards the creation of Redevelopment Standards that would apply to the Lake Residential District when one house that straddles two lots is demolished and more than one house is proposed.

- Agreed to minor changes regulating the use of LP tanks greater than 30-pounds, chimneys within the side yard setback, and clarifying the terminology used in the viewshed regulations.

The Plan Commission agreed the next step was to send the proposed amendments to Ground Rules, Inc. so a “red pen draft” can be created.

There being no other items for discussion, Bob Lewis made a motion to adjourn the meeting. Mr. Dammeier seconded the motion. Motion carried with all in favor. Meeting adjourned at 9:26 PM.

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Amy Schweitzer, Secretary